



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2207797

Applicant Name: Mark Travers

Address of Proposal: 8443 Grattan Place South

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into three parcels of land. Proposed parcels are: Parcel A) 6,312.3 square feet, Parcel B) 5,708.8 square feet; and Parcel C) 5,028.5 square feet.

The following approval is required:

Short Subdivision – To subdivide one existing parcel into three parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site & Area Description

The subject property is a parcel of 17,079.6 square feet located in a Single Family 5000 zone (SF 5000) in the south east of Seattle. The front yard abuts Grattan Place S a distance of 80 feet along its west boundary and extends east a depth of approximately 184.6 feet. There is an

existing single family house located approximately 24.5 feet west of Grattan Place S which will remain as a part of Parcel A. Parcel C is a flag shaped lot which runs along the northern property line of Parcel A. Parcel B includes the south east portion behind Parcel A. At this location Grattan Place S is paved without curbs, gutters a planting strip on both sides of the street. Development surrounding the project site is predominantly single family. The rear property line of the project abuts Rainier Beach High School. The site is not located in an environmentally critical area as identified by the City of Seattle.

Proposal Description

The applicant proposes to short subdivide one single family Parcel into three. Proposed parcels are: Parcel A) 6,312.3 square feet, Parcel B) 5,708.8 square feet; and Parcel C) 5,028.5 square feet. Vehicular access to both new lots would be from Grattan Avenue S as there is no alley behind the site.

Public comment

During the comment period, which ended on January 29th 2003, no comment letters were received.

ANALYSIS- SHORT SUBDIVISION

Pursuant to SMC 23.24.40, no short subdivision shall be approved unless all of the following facts and conditions are found to exist.

- 1. Conformance to the applicable Land Use Code provisions;*
- 2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
- 3. Adequacy of drainage, water supply, and sanitary sewage disposal;*
- 4. Whether the public use and interests are served by permitting the proposed division of land;*
- 5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
- 6. Is designated to maximize the retention of existing trees;*

Based on information proposed by the applicant, referral comments from DCLU, Seattle Public Utilities, Seattle Fire Department, Drainage, Seattle City Light, and review by the development analyst, the following finding are made with respect to the above cited criteria:

1. The lots created by the proposed subdivision conform to all development standards of SF 5000 zones. Parcel A contains 6,312.3 square feet, Parcel B contains 5,708.8 square feet;

and Parcel C contains 5,028.5 square feet of land. Each lot will provide adequate area to meet applicable setbacks and lot coverage requirements.

2. All Parcels will have direct vehicular access from Grattan Place South, Parcel A from an existing driveway and Parcels B and C will share a driveway also from Grattan Place South. The Seattle Fire Department and Seattle City Light have no objections to the proposed subdivision. Seattle City Light has requested an overhead/underground utility easement as a conditional of their approval.
3. Parcel A and the existing structure are connected by a sidesewer to a 15-inch public sanitary sewer (PSS) located on Grattan Place Avenue S. Any future development of Parcel B or C will likely connect to the same sanitary sewer.

The area surrounding the proposed subdivision contains a 12-inch public storm drain (PDS) in 53rd Ave South which discharges to a Designated Receiving Waters.

4. The Seattle Municipal Code seeks to preserve and maintain the physical character of single family residential areas in ways that both encourage and nurture housing opportunities for all the city's residents. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection. In addition the site also provides adequate drainage, water supply and sanitary sewer disposal. Therefore the public use and interest are served by permitting the proposed subdivision.
5. The proposed subdivision is not located in a mapped or otherwise identified environmentally critical area so the subdivision is not subject to the provisions of the Critical Areas Ordinance.
6. As proposed, the configuration of the access easement is likely to necessitate the removal of several trees. The plat appears to be able to accommodate a relocated easement which would not necessitate the removal of trees. Therefore, the plat as proposed is not designed to maximize the retention of trees. As a condition of this decision the ingress/egress and utility easement serving both proposed Parcels B and C will be relocated to avoid existing trees. Any future development on the proposed parcels will need to comply with the tree preservation, planting options and landscaping requirements of Seattle Municipal Code 23.44.008. This shall be noted on the final plat. As conditioned, the proposed plat configuration should maximize the retention of trees.

DECISION-SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS- SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner (s) and responsible party (s) shall:

1. Add the complete City Light Easement Language to the face of the plat.
2. Provide an easement, covenant or other agreement for the posting of Parcel B and C's addresses at location that is visible from Grattan Ave South.
3. Revise and relocate the ingress egress and utility easement to avoid the 4 apricot trees currently located on proposed Parcel C.
4. Provide final recording forms and fee.
5. Add the conditions of approval after recording on the face of the plat, or on a separate page if needed. If the conditions are on a separate page, insert on the plat "for conditions of approval after recording se page__ of __." If necessary, renumber the pages.
6. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. All existing structures shall be shown on the face of the plat and their distances to the property lines dimensioned. Lot areas shall be shown on the plat. The location of all utilities shall be shown on the face to the plat. The short plat drawings shall be stamped by a licensed surveyor.
7. Insert the following on the face of the plat: "Any tree removal or replacement is subject to the requirements of Seattle Municipal Code 23.44.008"

Signature: _____ (signature on file) Date: April 24, 2003
Glenda Warmoth, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services